

The Inspector

Property Inspection Report



1761 Kt Ave., Atwater, CA 95301
Inspection prepared for: Joe Delatorre & Cecelia Delatorre
Date of Inspection: 8/3/2026 Time: 9:05 am
Age of Home: 12yrs (2014) Size: 2389 sqft
Weather: 85F Sunny
H260801

Inspector: Mark Harman
License # 11890HA
4125 Hopyard Rd #225 Pleasanton, CA 94588 / 925-699-2868, PO Box 759, Hughson , CA 95326
Phone: 209-324-3180
Email: mark@theinspector-home.com
www.theinspector-home.com



We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. We make no warranty, guarantee or estimation as to the remaining useful life of any system, appliance, structure, etc of the property. This inspection is snapshot of the condition of the property in the time frame we are at the property during the time of inspection only. We cannot predict the future, or know the condition of the property, the systems, appliances or structure of the property once we leave. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

Building Inspector: Mark Harman

KEY TO THE INSPECTION

(*) Items that have an asterisk next to them. This item or component warrants additional, repair or monitoring.

(1) Recommend evaluation by a qualified licensed structural engineer / geo-technical engineer.

(2) Recommend further review and repair as needed by a licensed contractor or specialty tradesman dealing with that item or system.

(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.

(4) This item is a safety hazard - correction is needed.

(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

(6) This item needs service technician to evaluate and repair.

If you do not understand how to read this report please contact our office.

This report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time. "APPEAR SERVICABLE" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some

serviceable items may however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Significantly deficient system or components will be identified as: Not functional / unsafe / worn / near end of life span. When in the inspectors opinion, an item is "significantly deficient", the reason will be within the body of the report.

Please read the entire report for all items.

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports contents. If you are not present during this inspection please call the office to arrange your verbal consultation.

Important notice to third parties or other purchasers: Receipt of this report by any purchasers of this property other than the party(ies) identified on the contract page, is not authorized by "The Inspector". The Inspector strongly advises against any reliance on this report. We recommend that you retain a qualified professional Inspector to provide you with your own inspection and report on this property.

Inspectors: Mark Harman

Inspection Details

1. Attendance

In Attendance: Client present • Agent present

2. Home Type

Home Type: Detached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • The laundry area not accessible/ not visible at the time of the inspection due to appliances in place and personals blocking view. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. • We make no warranty, guarantee or estimation as to the remaining useful life of any system, appliance, structure, etc of the home. This inspection is snapshot of the condition of the home in the time frame we are at the house during the time of inspection only. We cannot predict the future, or know the condition of the house, the systems, appliances or structure of the house once we leave. • Lawn irrigation (sprinkler) systems - Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a home inspection. In cold climates, the winterization of sprinkler systems also precludes their inspection. For these reasons, the system was not inspected. We recommend consulting with the present owners, occupants or caretaker regarding the layout, maintenance and operation of the irrigation (sprinkler) system.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Observations:

- The entry doors appeared serviceable at the time of the inspection.
- The hardware on the entry doors was operational at the time of the inspection.

2. Doors 2

Observations:

- The interior doors appeared serviceable at the time of the inspection.
- The hardware on the interior doors was operational at the time of the inspection.

3. Patio Doors

4. Screen Doors

5. Window Condition

Materials: Vinyl framed dual pane windows noted.

Observations:

- The windows appeared operational at the time of the inspection.
- ***Access to windows maybe restricted by furniture and/or personal belongings. These items are not moved to access windows per home inspection standards (CREIA). These windows are excluded from the inspection report.***
- ***The left side primary bathroom window presented symptoms (moisture between glass panes) of a breached seal, or failed "Thermopane". This suggests a failure of the factory seal between the twin pieces of glass. "Fogged" glass can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. Any insulated glass units which display symptoms of breached seals should be repaired or replaced. (2)***
- ***Discoloration noted at window glass. Appears the UV film is separating from glass. This is a manufacturing defect. The window still is functional it just loses some aesthetic value as it appears cloudy/discolored. This condition noted at left side primary bathroom window / back left primary bedroom window / dining area back left window / front right bedroom right side window / hall bathroom window. ****
- ***Recommend having all windows inspected by a qualified glass/window contractor for imperfections, operation and damage.***
- ***Recommend having a qualified glass contractor inspect ALL windows and glass doors for evidence of failed/breached seal. Also for any window and/or door deficiencies that need repair or replacement. (2)***

6. Security Bars

7. Closets

Observations:

- The closet is in serviceable condition.
- Most closets not accessible. Not inspected.

8. Wall Condition

Materials: Drywall walls noted.

Observations:

- Furnishings prevent full inspection -- do a careful check on your final walkthrough.
- The general condition of the interior walls appeared serviceable at the time of the inspection.
- ***We do not inspect or test for any environmental issue involving microbial growth fungus or molds/ mildews or the damage caused thereby. This is a service above and beyond the standard home inspection practice: If there is any moisture stains or damage noted in this report. It is highly recommended that client seek additional inspection or testing by a qualified licensed environmental mold specialist to determine if there is a viable mold growth issue in this structure.***

9. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- The general condition of the ceilings appeared serviceable at the time of the inspection.

10. Floor Condition

Flooring Types: Carpet and Tile flooring is noted.

Observations:

- Furnishings prevented full inspection -- do careful check on your final walkthrough.
- The general condition of the floors appeared to be serviceable at the time of the inspection.

11. Stairs & Handrail

12. Fireplace

Materials: Living Room

Materials: The fireplace is a gas appliance system. • Prefabricated fireplace noted.

Observations:

- The general condition of the fireplace appears to be in serviceable condition at the time of the inspection.
- The gas valve was tested and found functional at this time.
- ***Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).***
- ***Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.***

13. Ceiling Fans

Observations:

- The ceiling fan(s) were operational at the time of the inspection.

14. Smoke Detectors

Observations:

- The smoke detectors were installed at the time of the inspection.
- Carbon Monoxide detector installed outside of primary bedroom at time of inspection.
- The number and location of smoke alarms is specified per the building standard. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.
- **Carbon Monoxide detector was missing at right hallway outside guest bedrooms at the time of the inspection. Current law requires that this unit is installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages. * (4)**
- **Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.**
- **MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.**
- **SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.**

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the property to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The property inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. We make no warranty, guarantee or estimation as to the remaining useful life of any system, appliance, structure, etc of the property. This inspection is snapshot of the condition of the property in the time frame we are at the property during the time of inspection only. We cannot predict the future, or know the condition of the property, the systems, appliances or structure of the property once we leave.

1. Locations

Locations: Primary/Master Bathroom (A) • Right Hallway Bathroom (B) • Laundry Half bathroom (C)

2. Toilets

Observations:

- The toilet appeared to be in serviceable condition in: A & C
- **The toilet was loose at the floor in: (2) B**
- **Toilet not secure at floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend further evaluation by a licensed plumbing professional before close of escrow.**
- **Caulking needed at base of toilet in: * B**

3. Sinks

Observations:

- Limited review due to personal property stored in undersink cabinet in: A & B
- The sink appeared to be in serviceable condition in: A & B & C
- The faucet appeared to be in serviceable condition in: A & B
- The drain in the sink appeared to be in serviceable condition in: A & B & C
- **The sink faucet left handle turns around completely but does not turn water flow on in: (2) C**
- **The sink faucet left handle leaks water when right faucet turned on in: (2) C**

4. Cabinets

Observations:

- The cabinets appeared to be serviceable condition in: A & B

5. Counters

Observations:

- The counters appeared to be serviceable condition in: A & B & C

6. Mirrors

Observations:

- The mirror/medicine cabinet appeared serviceable at time of inspection in: A & B & C
- The wall mirror appeared serviceable at time of inspection in: A & B & C

7. Electrical

Observations:

- The sample of switches and outlets tested appeared to be serviceable at the time of inspection in: A & B & C
- **Light fixture or bulb apparently inoperable at exhaust fan. Change bulb(s) and check in: * A**

8. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found in: A & B & C

9. Showers

Observations:

- The shower appeared to be in serviceable condition in: A & B
- The shower faucet appeared to be serviceable condition in: A
- The shower drain appeared to be serviceable in: A

10. Enclosure

Observations:

- The shower enclosure appeared to be in serviceable condition in: A

11. Bath Tubs

Observations:

- The bathtub appeared to be serviceable in: A & B
- The bathtub drain appeared to be serviceable in: A & B
- The bathtub faucet appeared to be serviceable condition in: A & B
- **Caulking needed at bathtub spout to wall in: * B**

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

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1. Cabinets

Observations:

- The kitchen cabinets appeared to be in serviceable condition at the time of the inspection.
- Kitchen cabinets were not fully visible due to food and personal items. Inspection is limited
- ***The kitchen cabinets showed evidence of wear at the time of the inspection.***

2. Counters

Observations:

- Solid Surface counter tops noted.
- The kitchen counters appeared to be in serviceable condition at the time of the inspection.
- Kitchen counters were not fully visible due to small appliances and personal items. Inspection is limited

3. Sinks

Observations:

- The kitchen sink(s) appeared to be in serviceable condition at the time of the inspection.
- The faucet appeared to be in serviceable condition at the time of the inspection.
- Plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.
- Limited review due to personal property stored in undersink cabinet.
- ***The main kitchen sink faucet was leaking at base at the time of the inspection. ****

4. Drinking Fountain

5. Spray Wand

6. Hot Water Dispenser

7. Soap Dispenser

8. Garbage Disposal

Observations:

- Both disposal units appeared to be in serviceable condition at the time of the inspection.
- The disposal wiring appeared to be serviceable at the time of the inspection.

9. Dishwasher

Observations:

- Dishwasher is operated using normal controls and is run through the quick clean cycle. The spray arms inside dishwasher are not inspected to determine if they turn/move properly. Unit is only tested to determine if it turns on and runs.
- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.
- The condition of the door, the liner and the racks appeared to be serviceable at the time of the inspection.
- The dishwasher door seals appeared to be in serviceable condition at the time of the inspection.
- ***Dishwashers most commonly fail internally at the pump, motor or seals. We do not remove dishwashers from cabinets or disassemble these units to inspect these components. The water supply and drainage systems are not visible and therefore are not fully inspected. Dishwasher may fail at anytime causing leakage onto the floor areas. We do not make any warranty or guarantee that this unit will be functional and not leaking upon use after this inspection date. We recommend you operate the dishwasher when you do your final walk through prior to closing on property. Client is encouraged to have a separate inspection completed by service technician on the dishwasher. (2)***
- ***Recommend having appliance service technician inspect and evaluate the dishwasher unit for proper operation and to determine if there are any electrical or plumbing issues with unit. (2)***

10. Range/Oven/Cook top condition

Observations:

- The range/oven is gas
- The range/oven appeared to be in serviceable condition at the time of the inspection.
- The oven door appeared to be in serviceable condition at the time of the inspection.
- The oven door gasket(s) appeared to be in serviceable condition at the time of the inspection.
- Separate electric wall oven
- The oven door appeared to be in serviceable condition at the time of the inspection.
- The oven door gasket(s) appeared to be in serviceable condition at the time of the inspection.
- ***The gas cooktop/range burners were tested at the time of inspection and turned on. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.***
- ***The oven unit was tested and turned on at time of inspection. Inspection does not include calibration of temperature or heating system as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.***
- ***The cooktop/range unit was tested and turned on at time of inspection. Inspection does not include calibration of temperature or heating system as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.***
- ***Recommend having appliance service technician inspect and evaluate the cooktop/range/oven units to determine if they are functioning properly and the temperature is properly calibrated. (2)***

11. Vent Condition

Materials: Exterior

Observations:

- The fan/hood was in operational condition at the time of the inspection.

12. Microwave

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.
- ***The microwave unit is tested with normal operating controls. The unit is turned on but there is no calibration or testing of cooking/heating ability completed. This is technically exhaustive and outside scope of standard home inspection. It is only noted that the microwave unit turned on.***
- ***Recommend having appliance service technician inspect and evaluate the microwave unit for proper operation and heating/cooking. (2)***

Laundry

1. Locations

Locations: laundry room

2. Cabinets

Observations:

- The laundry room cabinets appeared to be in serviceable condition at the time of the inspection.
- Laundry room cabinets not visible/accessible for complete inspection due to stored personal items. This is a very limited inspection.
- ***The wall in laundry behind washing and dryer was not accessible/visible and therefore was not inspected at the time of the inspection.***

3. Counters

Observations:

- The laundry room counters appeared to be in serviceable condition at the time of the inspection.
- Laundry room counter top not visible/accessible for complete inspection due to stored personal items. This is a very limited inspection.

4. Dryer Vent

Observations:

- The dryer was properly vented at the time of the inspection.
- ***It is recommended that dryer vents are cleaned annually to remove lint and debris, help increase efficiency of dryer and prevent buildup of lint that may lead to fire. * (4)***

5. Exhaust Fan

Observations:

- The exhaust fan was operated and no issues were found.

6. Gas Valves

7. Wash Basin

Observations:

- The laundry sink, faucet and drain line appeared to be in serviceable condition at the time of the inspection.

8. Plumbing

Observations:

- **The laundry plumbing was not tested at time of inspection.**
- **The laundry plumbing was not accessible, was connected to washing machine and therefore was not tested at the time of the inspection.**

9. Electrical

Observations:

- The 240 volt electrical outlet for dryer was present at the time of the inspection.
- The electrical outlet at the laundry was properly grounded at the time of the inspection.
- **The 240 volt electrical outlet for dryer was not accessible and therefore not tested at the time of the inspection.**

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

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1. Heater Condition

Materials: The furnace is located in the attic

Materials: Gas fired forced hot air. • The home has a split system.

Observations:

- The heating system appeared to be operational at time of inspection.
- The combustion supply air was in serviceable condition at the time of the inspection.
- The heating system appeared to be 12yrs old at time of inspection.
- **Recommend an inspection of heating/furnace system and component be completed by licensed HVAC contractor/technician prior to end of inspection period. (2)**
- **Recommend cleaning and servicing entire furnace. This should be completed on an annual basis as per manufactures recommendations. ***

2. Heater Base

Observations:

- The heater base appears to be functional.

3. Enclosure

4. Venting

Observations:

- The furnace venting appeared to be in serviceable condition at the time of the inspection.

5. Gas Valves

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Observations:

- The refrigerant lines had proper insulation installed at the time of the inspection.

7. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located at left side exterior of house

Observations:

- The cooling system was powered by a 240 volt electrical and had an electrical disconnect present.
- The cooling system had a proper condense line installed.
- The cooling system operated/turned on when tested at the time of the inspection.
- The cooling system appeared to be 3yrs old at the time of the inspection.
- ***Recommend an inspection of AC cooling system and component be completed by licensed HVAC contractor/technician prior to end of inspection period. (2)***
- ***Recommend servicing cooling system and checking refrigerant levels. This service should be completed on an annual basis as per manufacturers recommendation. ****
- ***The existing AC unit has 410-A refrigerant which does not meet California 2025 EPA standards. The existing AC unit does not currently need to be replaced to comply with the new standards. However, all new AC units will have the new approved refrigerant which when installation occurs will increase the cost of replacing the current system.***

8. Air Supply

Observations:

- The return air supply system appears to be functional.

9. Filters

Observations:

- The air filters appeared to be in serviceable condition at the time of the inspection.
- ***MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.***
- ***Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.***

10. Thermostats

Observations:

- The normal operating controls appeared to be serviceable at the time of the inspection.

11. Duct Work

Observations:

- The distribution system appeared to be in serviceable condition at the time of inspection.
- All ducts in distribution are not visible at the time of inspection.
- ***Distribution system was not fully visible therefore inspection was limited to visible parts of system only. IT is recommended that client have a complete air duct inspection completed by licensed HVAC contractor. (2)***

Plumbing

1. Water Pressure

Observations:

- 45 psi

2. Plumbing

Observations:

- Not fully visible.
- Main water supply pipe is 1 1/2" Galvanized
- Main water supply pipe is located at front of house
- ***The main water to house is provided by an onsite well system. The inspection of well systems is beyond/outside scope of a standard home inspection. Recommend that an independent well test/inspection be completed by a well service company. ****
- ***The well system is not tested for functionality or flow rate at time of inspection. Inspection of well systems is outside scope of standard home inspection. It is recommended that buyer seek a well system inspection by qualified well specialist company to determine functionality of well. (2)***

3. Plumbing 2

Materials: Galvanized, Copper and Aquapex water supply piping noted. • ABS waste/drain pipes noted

Observations:

- Water supply lines appeared to be in serviceable condition at the time of inspection.
- All of supply lines were not fully visible at the time of inspection.
- Waste lines appeared to be in serviceable condition at the time of inspection.
- All of the waste lines were not fully visible at the time of the inspection.
- The plumbing vents appeared to be in serviceable condition at the time of inspection.
- All of vent pipes were not visible.
- ***Recommend an inspection of water supply piping and drain/waste piping be completed by licensed plumbing contractor prior to end of inspection period. (2)***
- ***Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.***

4. Exterior Faucet Condition

Observations:

- Hose faucets appeared serviceable at time of inspection.

5. Main Gas Valve Condition

Materials: Gas meter is located at front of house.

Observations:

- Fuel system appeared to be in serviceable condition at the time of the inspection.
- All of fuel lines were not visible.

Water Heater

1. Base

Observations:

- The water heater base is functional.

2. Heater Enclosure

3. Number Of Gallons

Observations:

- 50 gallons

4. Water Heater Condition

Heater Type: Gas

Location: The water heater is located in the garage.

Observations:

- Water heater appeared to be serviceable condition at the time of inspection.
- The water heater shut off valve was installed (no test was performed during this inspection).
- Water heater appeared to be 12yrs old at the time of inspection.
- ***The water heater should have a catch pan with an exterior routed drain line to avoid leakage through the house. (2)***
- ***The water heater is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.***

5. TPRV

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

6. Venting

Observations:

- The water heater vent flue piping was serviceable condition at the time of the inspection.

7. Gas Valve

Observations:

- Appears functional.
- ***The gas line did not have drip leg installed ahead of water heater control valve at time of inspection. ****

8. Strapping

Observations:

- The water heater seismic straps were installed at time of inspection.

Garage

1. Roof Condition

2. Walls

Observations:

- Personal items in garage block complete inspection of all floor, wall and ceiling areas.
- The garage walls appeared serviceable at the time of the inspection.
- The fire wall appeared serviceable at the time of the inspection.

3. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- The garage floor was not fully visible due to personals at the time of the inspection. inspection limited
- The garage floor appeared serviceable at the time of the inspection.

4. Exterior Door

Observations:

- Garage pedestrian door to exterior appeared serviceable at time of inspection.
- Door knob and lock were operational on garage pedestrian door to exterior at time of inspection.

5. Fire Door

Observations:

- Garage door to living space was a solid/rated door for fire resistance at the time of the inspection.
- Garage door to living space in the garage appeared serviceable at the time of the inspection.
- Door knob and locks on garage door to living space appeared serviceable at the time of the inspection.
- The self closer on the door to living space was operational at the time of the inspection.

6. Garage Door Condition

Materials: Roll-up door noted.

Observations:

- The vehicle door appeared serviceable at the time of the inspection.
- Safety springs were installed on the vehicle door.

• Recommend full evaluation of the vehicle door, door track, and automatic opener by a licensed vehicle door technician. (2)
• Missing warning/safety labels noted at vehicle door springs / on wall by control button. These labels are required to be installed. (4)

7. Garage Opener Status

Observations:

- The automatic opener appeared serviceable at the time of the inspection.
- ***The current automatic opener appears to have been manufactured before July 1st, 2019. This date is significant because on this date all garage automatic openers are required to have a battery backup installed so the opener is able to be operated when there is no electrical power. This is a new safety feature, so we recommend all units older than this date be replaced/upgraded. (2) (4)***
- ***California SB-969 Automatic garage door openers: backup batteries.***
https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB969

8. Garage Door's Reverse Status

Observations:

- The automatic reverse operated at the time of the inspection.
- Eye beam system present and operating.

9. Electrical

Observations:

- Some outlets were inaccessible at the time of the inspection.
- The electrical appeared to be serviceable at the time of the inspection.
- Electrical outlets appeared serviceable at the time of the inspection.

10. Ventilation

Observations:

- The garage window appeared operational at the time of the inspection.

11. Cabinets

12. Counters

13. Wash Basin

Electrical

1. Electrical Panel

Location: Main Location: • Main Disconnect in panel box. • Left side of the house.

Location: Sub Panel Location: • Located in the garage (B) • Located by pool equipment (C) • Located in 1st left side storage shed (D) • Located in 2nd left side storage shed (E)

Observations:

- Main panel has (8) 120 volt breakers and (9) 240 volt breakers.
- The main panel appeared to be in serviceable condition at the time of inspection.
- The main ground was present at the time of the inspection.
- Sub-panel (B) has (15) 120 volt breakers
- Sub-panel (C) has (3) 120 volt breakers and (1) 240 volt breaker.
- Sub-panel (D) has (2) 120 volt breakers
- Sub-panel (E) has (2) 120 volt breakers
- The sub-panel appeared to be in serviceable condition at the time of inspection.
- The property has a photovoltaic (solar) electrical system installed. This is a specialized electrical system and is outside scope of a standard/normal home inspection. This system was not inspected. If client would like to have system inspected it is recommended that they contact a licensed solar electrical company/contractor who has training with these systems.
- **Testing the function of the main disconnect is not in the scope of this inspection.**
- **Determining if various electrical circuits will support the use of high load appliances (i.e. hair dryers, toasters, microwave ovens, space heaters, etc.) and testing the overcurrent protective protection to see if they 'trip', is beyond the scope of this inspection. We typically test not less than one outlet per room. Wiring devices blocked by furniture or personal goods will not be tested.**
- **The main panel right side #5 - 20amp breaker was tripped off and did not reset back on at time of inspection. (2) (4)**
- **The garage sub panel 2 bottom right breakers had broken handles noted at time of inspection. (2) (4)**
- **RECOMMENDATION: When home was built AFCI breakers were not required. Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection. Arc-fault protection can be provided using either of two methods:**
 1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
 2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.
- **Recommend an inspection of electrical system and component be completed by licensed electrician prior to end of inspection period. (2)**

2. Main Amp Breaker

Observations:

- 175 amp

3. Cable Feeds

Observations:

- There is an underground service lateral noted.

4. Breakers

Materials: Copper non-metallic sheathed cable noted. • Aluminum multi strand non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

5. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- The occupant's belongings prevented testing of all outlets and switches.
- The sample of switches and outlets tested appeared to be serviceable at the time of inspection.
- ***Not all electrical issues/defects are visible or found and may not be reported within this inspection report. It is always highly recommended that client have a full electrical inspection completed by a licensed electrician. (2)***
- ***Back yard pool light conduit was damaged at time of inspection. (2) (4)***
- ***Electrical wiring in attic is not fully visible or inspected due to installation of insulation and/or personal storage. Therefore it is recommended that client have a complete electrical inspection by licensed electrician. (2)***

6. GFCI

Observations:

- GFCI outlets responded adequately to test.

- ***GFCI outlet on side of pool sub panel did not trip off when tested at time of inspection. Recommend evaluation for repair/replacement by licensed electrician. (2) (4)***

7. 240 Volt

Roof

1. Roof Condition

Materials: Roof type is Hip

Materials: Concrete tiles noted.

Observations:

- ***It is recommended that the Client get a full roof report from a licensed roofing contractor. ****
- ***Review full roof report provided by roofing contractor.***

2. Flashing

Observations:

- The exposed flashing appeared to be in serviceable condition.
- The vent caps appeared to be in serviceable condition at the time of the inspection.

3. Sky Lights

4. Gutter

Observations:

- The property has full gutter system noted at the time of the inspection.
- Sub surface drains noted at down spouts at the time of the inspection.
- ***The gutter system shows signs of leakage at the time of the inspection. Gutters need to be sealed at joints and corners. ****

Attic

1. Access

Observations:

- Attic access located at kitchen pantry
- The attic access cover appeared to be in serviceable condition at the time of the inspection.
- The attic area was partially entered at the time of the inspection.
- ***Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.***
- ***Limited access due to low framing clearance and HVAC ducting.***

2. Structure

Observations:

- Visible roof and ceiling framing in attic is with manufactured trusses.
- The attic appeared to be in serviceable condition at the time of the inspection.

3. Ventilation

Observations:

- Vents were provided to properly move air through the attic space.

4. Electrical

5. Attic Plumbing

6. Insulation Condition

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- Insulation appears serviceable at time of inspection.
- Insulation level in the attic is typical for homes this age
- Radiant barrier material installed in attic on underside of roof sheathing.

7. Exhaust Vent

Observations:

- Bathroom exhaust fan ducts appeared serviceable at time of inspection.
- Kitchen range hood exhaust fan duct appeared serviceable at time of inspection.

Exterior Areas

1. Siding Condition

Materials: Wood frame construction • Stucco siding noted • Stone veneer noted.

Observations:

- The exterior walls were not fully visible at the time of the inspection due to vegetation/personal storage.
- The exterior walls appeared to be in serviceable condition at the time of the inspection.

• Damage noted at wall on small vehicle door opening on right side at the time of the inspection. (2) (3)

• Backyard storage sheds were not inspected at the time of the inspection.

• Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs. *

• Structural defects may be hidden behind dense foliage, vines, storage sheds, stored items, debris or finishes and cannot be included with this inspection.

2. Eaves & Fascia

Observations:

- The eaves and fascia appeared to be in serviceable condition at the time of the inspection.
- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

3. Stucco

Observations:

- Cement base Stucco/Traditional Stucco: This type of stucco is made from Portland cement and is applied either by hand or machine to the exterior wall surface in two or three coats. It may be applied directly to a solid base such as masonry or concrete walls, or it can be applied to a metal lath attached to frame construction, solid masonry, or concrete construction. Thickness of this system ranges from 1/2" to more than 1" and is very heavy and rigid.
- Cracks up to 1/16" were found in the exterior stucco walls at the time of the inspection. Typically these cracks have no structural bearing on the home.

4. Chimney

Observations:

- Chimney material is metal flue
- The chimney had a proper spark screen installed at the time of the inspection.
- Recommend a full chimney inspection be completed by a qualified chimney professional prior to end of inspection period. (2)**
- Limited review. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.**

Foundation

1. Slab Foundation

Observations:

- The perimeter foundation of the slab was partially visible at the time of the inspection.
- The slab was not visible due to carpet and floor coverings. No readily visible problems were found at the time of the inspection.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Grounds

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- 1.1. The driveway appeared to be in serviceable condition at the time of the inspection.
- 1.2. Common cracks up to 1/4" were found in the driveway at the time of the inspection.
- 1.3. The sidewalk appeared to be in serviceable condition at the time of the inspection.
- 1.4. Common cracks up to 1/4" were noted in the sidewalk at the time of the inspection.

2. Grading

Observations:

- Grading of the soil around the foundation appears to be in serviceable condition.
- Drainage of the site appeared to be in serviceable condition at the time of the inspection.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- Surface drains were noted around the property. These drains were not tested. We are unable to determine the condition of underground pipes.
- ***Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.***

3. Vegetation Observations

Observations:

- ***Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.***
- ***Defects may be hidden behind dense foliage, vines, stored items, debris or finishes and cannot be included with this inspection.***

4. Gate Condition

Materials: Wood

Observations:

- Gates appeared to be in serviceable condition at the time of the inspection.

5. Fence Condition

Materials: Wood • Masonry Block with stucco finish and stone veneer

Observations:

- Inspection of the fence was limited due to vegetation or foliage covering the fence at the time of the inspection.
- The fencing appeared to be in serviceable condition at the time of the inspection.

6. Porch and/or Deck

7. Stairs & Handrail

8. Patio

Observations:

- The patio slab was not fully visible due to personal items covering area, therefore the inspection is limited.
- The patio appeared to be in serviceable condition at the time of the inspection.
- Common cracks up to 1/4" were noted in the patio slab at the time of the inspection.

9. Patio and Porch Condition

Observations:

- The patio cover appeared to be in serviceable condition at the time of the inspection.

10. Sprinklers

Observations:

- The sprinkler system automatic timer is located in the garage.
- The sprinkler automatic timers were not tested at the time of the inspection.
- ***Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.***
- ***Lawn irrigation (sprinkler) systems - Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a home inspection. In cold climates, the winterization of sprinkler systems also precludes their inspection. For these reasons, the system was not inspected. We recommend consulting with the present owners, occupants or caretaker regarding the layout, maintenance and operation of the irrigation (sprinkler) system.***
- ***Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use.***
- ***Inground sprinkler system needs to be evaluated by licensed landscape contractor and repairs made as per their recommendations. (2)***

11. Pool Safety

Observations: *None of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code for the pool or spa are installed at time of inspection. (2) (4), In connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped.*

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

Website:

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB442

Photos



Gutter leaks noted



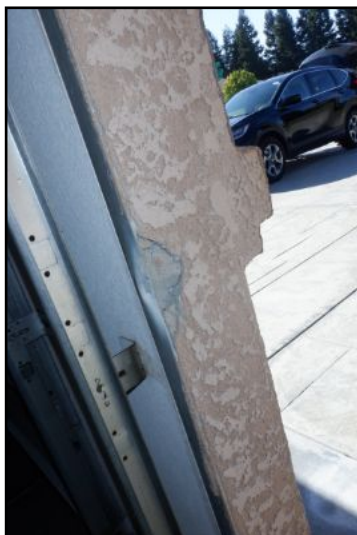
Gutter leaks noted



Gutter leaks noted



Gutter leaks noted



Damage noted at garage wall



Primary bathroom window is fogged & UV discoloration



UV discoloration noted at window



UV discoloration noted at window



UV discoloration noted at window



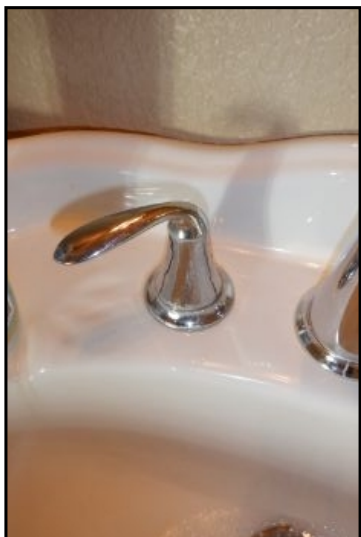
UV discoloration noted at window



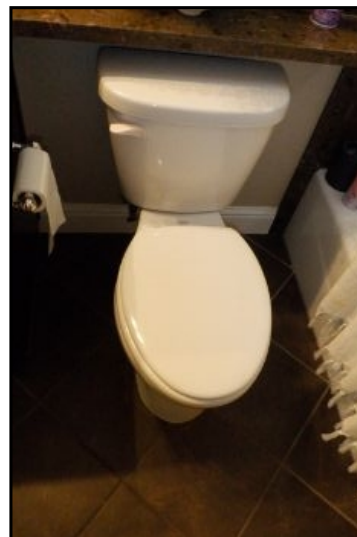
Kitchen sink faucet was leaking



Pool GFCI outlet does not trip off



Half bathroom sink faucet does not work and leaks



Loose toilet at hall bathroom



Caulking needed at bathtub spout to wall

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

We make no warranty, guarantee or estimation as to the remaining useful life of any system, appliance, structure, etc of the property. This inspection is snapshot of the condition of the property in the time frame we are at the property during the time of inspection only. We cannot predict the future, or know the condition of the property, the systems, appliances or structure of the property once we leave.

Interior Areas		
Page 3 Item: 5	Window Condition	• Access to windows maybe restricted by furniture and/or personal belongings. These items are not moved to access windows per home inspection standards (CREIA). These windows are excluded from the inspection report. • The left side primary bathroom window presented symptoms (moisture between glass panes) of a breached seal, or failed "Thermopane". This suggests a failure of the factory seal between the twin pieces of glass. "Fogged" glass can still perform their function for ventilation and light admittance, but can become so opaque that visibility is impaired. Any insulated glass units which display symptoms of breached seals should be repaired or replaced. (2) • Discoloration noted at window glass. Appears the UV film is separating from glass. This is a manufacturing defect. The window still is functional it just loses some aesthetic value as it appears cloudy/discolored. This condition noted at left side primary bathroom window / back left primary bedroom window / dining area back left window / front right bedroom right side window / hall bathroom window. * • Recommend having all windows inspected by a qualified glass/window contractor for imperfections, operation and damage. • Recommend having a qualified glass contractor inspect ALL windows and glass doors for evidence of failed/breached seal. Also for any window and/or door deficiencies that need repair or replacement. (2)
Page 4 Item: 8	Wall Condition	• We do not inspect or test for any environmental issue involving microbial growth fungus or molds/ mildews or the damage caused thereby. This is a service above and beyond the standard home inspection practice: If there is any moisture stains or damage noted in this report. It is highly recommended that client seek additional inspection or testing by a qualified licensed environmental mold specialist to determine if there is a viable mold growth issue in this structure.

Page 4 Item: 12	Fireplace	• Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org). • Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.
Page 5 Item: 14	Smoke Detectors	• Carbon Monoxide detector was missing at right hallway outside guest bedrooms at the time of the inspection. Current law requires that this unit is installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages. * (4) • Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently. • MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required. • SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
Bathroom		
Page 5 Item: 2	Toilets	• The toilet was loose at the floor in: (2) B • Toilet not secure at floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend further evaluation by a licensed plumbing professional before close of escrow. • Caulking needed at base of toilet in: * B
Page 6 Item: 3	Sinks	• The sink faucet left handle turns around completely but does not turn water flow on in: (2) C • The sink faucet left handle leaks water when right faucet turned on in: (2) C
Page 6 Item: 7	Electrical	• Light fixture or bulb apparently inoperable at exhaust fan. Change bulb(s) and check in: * A
Page 6 Item: 11	Bath Tubs	• Caulking needed at bathtub spout to wall in: * B

Kitchen		
Page 7 Item: 1	Cabinets	• <i>The kitchen cabinets showed evidence of wear at the time of the inspection.</i>
Page 7 Item: 3	Sinks	• <i>The main kitchen sink faucet was leaking at base at the time of the inspection. *</i>
Page 8 Item: 9	Dishwasher	• <i>Dishwashers most commonly fail internally at the pump, motor or seals. We do not remove dishwashers from cabinets or disassemble these units to inspect these components. The water supply and drainage systems are not visible and therefore are not fully inspected. Dishwasher may fail at anytime causing leakage onto the floor areas. We do not make any warranty or guarantee that this unit will be functional and not leaking upon use after this inspection date. We recommend you operate the dishwasher when you do your final walk through prior to closing on property. Client is encouraged to have a separate inspection completed by service technician on the dishwasher. (2)</i> • <i>Recommend having appliance service technician inspect and evaluate the dishwasher unit for proper operation and to determine if there are any electrical or plumbing issues with unit. (2)</i>
Page 8 Item: 10	Range/Oven/Cook top condition	• <i>The gas cooktop/range burners were tested at the time of inspection and turned on. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.</i> • <i>The oven unit was tested and turned on at time of inspection. Inspection does not include calibration of temperature or heating system as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.</i> • <i>The cooktop/range unit was tested and turned on at time of inspection. Inspection does not include calibration of temperature or heating system as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.</i> • <i>Recommend having appliance service technician inspect and evaluate the cooktop/range/oven units to determine if they are functioning properly and the temperature is properly calibrated. (2)</i>
Page 9 Item: 12	Microwave	• <i>The microwave unit is tested with normal operating controls. The unit is turned on but there is no calibration or testing of cooking/heating ability completed. This is technically exhaustive and outside scope of standard home inspection. It is only noted that the microwave unit turned on.</i> • <i>Recommend having appliance service technician inspect and evaluate the microwave unit for proper operation and heating/cooking. (2)</i>
Laundry		
Page 9 Item: 2	Cabinets	• <i>The wall in laundry behind washing and dryer was not accessible/visible and therefore was not inspected at the time of the inspection.</i>

Page 9 Item: 4	Dryer Vent	• <i>It is recommended that dryer vents are cleaned annually to remove lint and debris, help increase efficiency of dryer and prevent buildup of lint that may lead to fire. *</i> (4)
Page 10 Item: 8	Plumbing	• <i>The laundry plumbing was not tested at time of inspection.</i> • <i>The laundry plumbing was not accessible, was connected to washing machine and therefore was not tested at the time of the inspection.</i>
Page 10 Item: 9	Electrical	• <i>The 240 volt electrical outlet for dryer was not accessible and therefore not tested at the time of the inspection.</i>
Heat/AC		
Page 10 Item: 1	Heater Condition	• <i>Recommend an inspection of heating/furnace system and component be completed by licensed HVAC contractor/technician prior to end of inspection period.</i> (2) • <i>Recommend cleaning and servicing entire furnace. This should be completed on an annual basis as per manufactures recommendations. *</i>
Page 11 Item: 7	AC Compress Condition	• <i>Recommend an inspection of AC cooling system and component be completed by licensed HVAC contractor/technician prior to end of inspection period.</i> (2) • <i>Recommend servicing cooling system and checking refrigerant levels. This service should be completed on an annual basis as per manufacturers recommendation. *</i> • <i>The existing AC unit has 410-A refrigerant which does not meet California 2025 EPA standards. The existing AC unit does not currently need to be replaced to comply with the new standards. However, all new AC units will have the new approved refrigerant which when installation occurs will increase the cost of replacing the current system.</i>
Page 11 Item: 9	Filters	• <i>MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.</i> • <i>Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.</i>
Page 12 Item: 11	Duct Work	• <i>Distribution system was not fully visible therefore inspection was limited to visible parts of system only. IT is recommended that client have a complete air duct inspection completed by licensed HVAC contractor. (2)</i>

Page 12 Item: 2	Plumbing	• The main water to house is provided by an onsite well system. The inspection of well systems is beyond/outside scope of a standard home inspection. Recommend that an independent well test/inspection be completed by a well service company. * • The well system is not tested for functionality or flow rate at time of inspection. Inspection of well systems is outside scope of standard home inspection. It is recommended that buyer seek a well system inspection by qualified well specialist company to determine functionality of well. (2)
Page 12 Item: 3	Plumbing 2	• Recommend an inspection of water supply piping and drain/waste piping be completed by licensed plumbing contractor prior to end of inspection period. (2) • Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.
Water Heater		
Page 13 Item: 4	Water Heater Condition	• The water heater should have a catch pan with an exterior routed drain line to avoid leakage through the house. (2) • The water heater is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
Page 14 Item: 7	Gas Valve	• The gas line did not have drip leg installed ahead of water heater control valve at time of inspection. *
Garage		
Page 14 Item: 6	Garage Door Condition	• Recommend full evaluation of the vehicle door, door track, and automatic opener by a licensed vehicle door technician. (2) • Missing warning/safety labels noted at vehicle door springs / on wall by control button. These labels are required to be installed. (4)
Page 15 Item: 7	Garage Opener Status	• The current automatic opener appears to have been manufactured before July 1st, 2019. This date is significant because on this date all garage automatic openers are required to have a battery backup installed so the opener is able to be operated when there is no electrical power. This is a new safety feature, so we recommend all units older than this date be replaced/upgraded. (2) (4) • California SB-969 Automatic garage door openers: backup batteries. https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB969
Electrical		

Page 16 Item: 1	Electrical Panel	• Testing the function of the main disconnect is not in the scope of this inspection. Determining if various electrical circuits will support the use of high load appliances (i.e. hair dryers, toasters, microwave ovens, space heaters, etc.) and testing the overcurrent protective protection to see if they 'trip', is beyond the scope of this inspection. We typically test not less than one outlet per room. Wiring devices blocked by furniture or personal goods will not be tested. • The main panel right side #5 - 20amp breaker was tripped off and did not reset back on at time of inspection. (2) (4) • The garage sub panel 2 bottom right breakers had broken handles noted at time of inspection. (2) (4) • RECOMMENDATION: When home was built AFCI breakers were not required. Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection. Arc-fault protection can be provided using either of two methods: 1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in. 2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. • Recommend an inspection of electrical system and component be completed by licensed electrician prior to end of inspection period. (2)
Page 17 Item: 5	Electrical	• Not all electrical issues/defects are visible or found and may not be reported within this inspection report. It is always highly recommended that client have a full electrical inspection completed by a licensed electrician. (2) • Back yard pool light conduit was damaged at time of inspection. (2) (4) • Electrical wiring in attic is not fully visible or inspected due to installation of insulation and/or personal storage. Therefore it is recommended that client have a complete electrical inspection by licensed electrician. (2)
Page 17 Item: 6	GFCI	• GFCI outlet on side of pool sub panel did not trip off when tested at time of inspection. Recommend evaluation for repair/replacement by licensed electrician. (2) (4)
Roof		

Page 17 Item: 1	Roof Condition	• <i>It is recommended that the Client get a full roof report from a licensed roofing contractor. *</i> • <i>Review full roof report provided by roofing contractor.</i>
Page 18 Item: 4	Gutter	• <i>The gutter system shows signs of leakage at the time of the inspection. Gutters need to be sealed at joints and corners. *</i>
Attic		
Page 18 Item: 1	Access	• <i>Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.</i> • <i>Limited access due to low framing clearance and HVAC ducting.</i>
Exterior Areas		
Page 19 Item: 1	Siding Condition	• <i>Damage noted at wall on small vehicle door opening on right side at the time of the inspection. (2) (3)</i> • <i>Backyard storage sheds were not inspected at the time of the inspection.</i> • <i>Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs. *</i> • <i>Structural defects may be hidden behind dense foliage, vines, storage sheds, stored items, debris or finishes and cannot be included with this inspection.</i>
Page 19 Item: 4	Chimney	• <i>Recommend a full chimney inspection be completed by a qualified chimney professional prior to end of inspection period. (2)</i> • <i>Limited review. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.</i>
Grounds		
Page 20 Item: 2	Grading	• <i>Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.</i>

Page 21 Item: 3	Vegetation Observations	• <i>Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.</i> • <i>Defects may be hidden behind dense foliage, vines, stored items, debris or finishes and cannot be included with this inspection.</i>
Page 21 Item: 10	Sprinklers	• <i>Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.</i> • <i>Lawn irrigation (sprinkler) systems - Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a home inspection. In cold climates, the winterization of sprinkler systems also precludes their inspection. For these reasons, the system was not inspected. We recommend consulting with the present owners, occupants or caretaker regarding the layout, maintenance and operation of the irrigation (sprinkler) system.</i> • <i>Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use.</i> • <i>Inground sprinkler system needs to be evaluated by licensed landscape contractor and repairs made as per their recommendations. (2)</i>

Page 22 Item: 11	Pool Safety	<i>None of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code for the pool or spa are installed at time of inspection. (2) (4), In connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped.</i> <i>(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.</i> <i>(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.</i> <i>(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.</i> <i>(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."</i> <i>(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.</i> <i>(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.</i> <i>(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).</i> <i>Website: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB442</i>
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